

€2,350,000 Country house - For sale

## Luxury 18th century mansion with 12 bedrooms for sale in a small village of Alt Empordà

Spain » Girona » Alt Empordà » 17474

<b>12</b>	<b>15</b>	<b>1,628m<sup>2</sup></b>	<b>3,774m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

**Majestic farmhouse with beautiful garden and pool, guest house, garage and warehouse. Located 10 minutes from the sea.**

Fabulous 18th century farmhouse in final process of restoration and decoration, located in a small and quiet village of Alt Empordà, a few kilometres from the beach. The property is located on the edge of the town centre and consists of 3.774 m<sup>2</sup> of land, with garden and 25 m swimming pool with integrated jacuzzi. Fenced with iron gates and trees of more than 5m which give it great privacy.

The main farmhouse measures 1,075 m<sup>2</sup> distributed over three floors, with stone walls and original vaulted ceilings on two of them.

The ground floor has a fabulous entrance where we find the coat of arms of the house, an incredible indoor living-dining room with fireplace, billiard room, wine cellar, toilets, designer kitchen equipped with high-end appliances with direct access to the outside. An old barn that has been restored and recovered is converted into another living-dining room with stone arch and access to an outdoor space of 200 m<sup>2</sup> with terrace, kitchen, barbecue and chill out area. On the ground floor there are also two double bedrooms with bathroom and access to the garden. The whole floor has concrete floors.

On the first floor there is a central hall and six en-suite bedrooms, three of which open onto a covered arched terrace of 80 m<sup>2</sup>. The entire floor maintains its vaulted ceilings and majestic stone walls. The floors of the bathrooms are made of old and exquisite reclaimed hydraulic tiles and the rest of the floor is made of cement.

The third floor is distributed in two large suites of 70 m<sup>2</sup>, each with private bathroom, sitting room and fireplace. All in white wood combined with stone.

The restoration has been carried out with the utmost care in terms of the quality of the materials and finishes.

At one end of the garden, there is a beautiful stone shed, currently prepared to be converted into a two-storey house with two or three bedrooms and an attached garage of 70 m<sup>2</sup>.

The land also has a space of 290 m<sup>2</sup> for a garage, storage or utility area, as well as a vegetable garden and a drinking water well.



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Terrace, Swimming Pool, Garden,  
Private garage, Period features,  
Period Building, Renovated, Heating,  
Fireplace, Exterior, Double glazing,  
Chill out area, Barbecue, Air conditioning

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